

Stock Code: 000029, 200029

Stock Name: SPG, SPG-B

Announcement No. 2023-030

# SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE & PROPERTIES (GROUP) CO., LTD. INTERIM REPORT 2023 (SUMMARY)

## Part I Important Notes

This Summary is based on the full Interim Report of ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (together with its consolidated subsidiaries, the “Company”, except where the context otherwise requires). In order for a full understanding of the Company’s operating results, financial condition and future development plans, investors should carefully read the aforesaid full text, which has been disclosed together with this Summary on the media designated by the China Securities Regulatory Commission (the “CSRC”).

All the Company’s directors have attended the Board meeting for the review of this Report and its summary.

Independent auditor’s modified opinion:

Applicable  Not applicable

Board-approved interim cash and/or stock dividend plan for ordinary shareholders:

Applicable  Not applicable

The Company has no interim dividend plan, either in the form of cash or stock.

Board-approved interim cash and/or stock dividend plan for preferred shareholders:

Applicable  Not applicable

This Report and its summary have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese versions shall prevail.

## Part II Key Corporate Information

### 1. Stock Profile

Stock name	SPG, SPG-B	Stock code	000029, 200029
Stock exchange for stock listing	Shenzhen Stock Exchange		
Contact information	Board Secretary	Securities Representative	
Name	Luo Yi	Hong Lu	
Office address	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	
Tel.	(86 755) 25108897	(86 755) 25108837	

E-mail address	spg@sfjt.sihc.com.cn	spg@sfjt.sihc.com.cn
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## 2. Key Financial Information

Indicate by tick mark whether there is any retrospectively restated datum in the table below.

Yes  No

	H1 2023	H1 2022	Change (%)
Operating revenue (RMB)	263,616,779.07	366,184,498.90	-28.01%
Net profit attributable to the listed company's shareholders (RMB)	-37,118,182.81	145,128,330.14	-125.58%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	-42,468,909.15	17,139,162.56	-347.79%
Net cash generated from/used in operating activities (RMB)	-192,140,948.04	-548,115,143.34	64.95%
Basic earnings per share (RMB/share)	-0.0367	0.1435	-125.57%
Diluted earnings per share (RMB/share)	-0.0367	0.1435	-125.57%
Weighted average return on equity (%)	-0.94%	3.66%	-4.60%
	30 June 2023	31 December 2022	Change (%)
Total assets (RMB)	5,453,181,740.50	5,689,769,802.18	-4.16%
Equity attributable to the listed company's shareholders (RMB)	3,903,638,382.72	4,004,240,547.70	-2.51%

## 3. Shareholders and Their Holdings as at the End of the Reporting Period

Unit: share

Number of ordinary shareholders	44,842	Number of preferred shareholders with resumed voting rights (if any)	0			
Top 10 shareholders						
Name of shareholder	Nature of shareholder	Shareholding percentage	Number of shares	Restricted shares	Shares in pledge, marked or frozen	
					Status	Shares
Shenzhen Investment Holdings Co., Ltd.	State-owned corporation	55.78%	564,353,838			
Shenzhen State-Owned Equity Operation and Management Co., Ltd.	Domestic non-state-owned legal person	6.35%	64,288,426			
Yang Jianmin	Domestic natural person	1.08%	10,972,077			
Zhang Xiujuan	Domestic natural person	0.47%	4,760,400			
Wang Yulan	Domestic natural person	0.44%	4,427,191			
Pan Jun	Domestic natural person	0.41%	4,160,000			
He Qiao	Domestic natural person	0.40%	4,042,586			
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.39%	3,946,675			
Cao Benming	Domestic natural person	0.33%	3,356,800			
Wang Zhengying	Domestic natural person	0.29%	2,924,200			
Related or acting-in-concert parties among the shareholders above	Among the top 10 shareholders of the Company, Shenzhen State-owned Equity Management Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated relationship among the other shareholders, or whether they					

	are persons acting in concert as prescribed in the Administrative Measures for the Acquisition of Listed Companies.
Shareholders involved in securities margin trading (if any)	Among the top 10 shareholders of the Company, the third, fourth, seventh, ninth and 10th shareholders held 9,804,200 shares, 4,760,400 shares, 3,732,000 shares, 3,351,800 shares, and 2,924,200 shares in their respective credit securities accounts.

#### 4. Change of the Controlling Shareholder or the Actual Controller in the Reporting Period

Change of the controlling shareholder in the Reporting Period:

Applicable  Not applicable

The controlling shareholder remained the same in the Reporting Period.

Change of the actual controller in the Reporting Period:

Applicable  Not applicable

The actual controller remained the same in the Reporting Period.

#### 5. Number of Preferred Shareholders and Shareholdings of Top 10 of Them

Applicable  Not applicable

No preferred shareholders in the Reporting Period.

#### 6. Outstanding Bonds at the Date when this Report Was Authorized for Issue

Applicable  Not applicable

### Part III Significant Events

For information about the Company's operations, please refer to "Part III Management Discussion and Analysis" in the full 2023 Interim Report. For information about other significant events, please refer to "Part VI Significant Events" in the said report.